

DESIGN REVIEW COMMITTEE

Summary Staff Report

CASE NO. DRC-07-26

MEETING DATE: November 5, 2007

AGENDA NO. 1

PROJECT DESCRIPTION:

Modification to a previously approved carwash to construct one new carwash canopy as a replacement and to install new roofing to one existing carwash canopy, both with new corrugated metal roofing covering within the existing Chevron Gas Station in the Eastlake Village Market Place.

LOCATION:

Eastlake Greens Community
950 Eastlake Parkway
Chula Vista, CA 91914

APPLICANT:

Acacia Holding Company
3861 Valley Centre Drive
San Diego, CA 92130

DESIGNER:

Malek Engineers, Inc.
8380 Miramar Mall, Suite 225.
San Diego, CA 92121

ASSESSOR PARCEL NUMBER:

595-072-05-00

GENERAL PLAN DESIGNATION:

Commercial - Retail

ZONE:

Planned Community – VC-1 Eastlake I

STAFF CONTACT:

Garry B. Williams – ASLA - Landscape Planner

ENVIRONMENTAL STATUS:

Pursuant to CEQA, the Environmental Review Coordinator has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the proposed project was adequately covered in a previous Environmental Document, IS-01-042. Thus, no further environmental review or documentation is necessary.

RECOMMENDATION:

Approve the project subject to the conditions noted in the draft Notice of Decision attached to this report.

1. Background

On August 13th, 2007 staff presented to the Committee as a Preliminary review the original modified roofing design for Committee input, per the applicant's request. The original design by the applicant, Eastlake Petroleum, LP, proposed the replacement of two existing shade structures, at the carwash entrance and at the carwash vacuum area. The replacement consisted of eliminating the existing barrel-shaped roof design and replacing with a hipped Gable wood truss roof design. In addition to both structures being re-designed, the size of the structures increased from 1,276 square-feet and 494 square feet to 5,700 square feet and 2,240 square feet respectively. As a result of staff's analysis, it was determined that the new Gable design was too massive and too much of a departure from the existing commercial center's roofing vocabulary for staff to approve. The applicant requested a preliminary review be made to the committee to receive the committee's input.

2. Project Setting

The Chevron Gas Station is situated in the Eastlake Village Marketplace commercial center. The Eastlake Village Marketplace is located on the west side of Eastlake Parkway at the intersection of Eastlake Parkway and Fenton Street. Surrounding businesses and land uses within the commercial center include 1) Target retail store to the north; 2) Eastlake Parkway to the east; 3) Wendy's fast food restaurant to the south; and 4) Lowe's to the west. Surrounding land uses include; Industrial Research & Manufacturing to the North, Commercial Retail & Open Space to the South, Industrial Research & Manufacturing, Residential Low-Medium to the East and Commercial Retail to the West.

3. Project Description

The project involves the demolition and replacement of an existing canopy, as well as modification of a second existing canopy. The canopy to be demolished is located at the carwash entrance. The existing 494 square-foot entrance canopy would be replaced with a larger, 1,979 square foot canopy, same barrel-shaped roof design as before. The canopy would be covered with corrugated metal roofing material to provide shade. The roofing material will have an aged patina finish and will match the existing canopy design.

Also proposed is the modification of a second canopy, located in the vacuum area of the existing carwash. The existing canopy will remain, however, a new corrugated metal roof cover will be added to provide shade. Also a 430 square-foot covered flat roof will be added. The covered roof will be situated between the existing canopy and the adjacent wall and will be covered also with corrugated metal roof material for shade. Both roofing materials will have an aged patina finish to match the commercial centers design.

The new shade canopy and roof architecture will remain as was originally approved by the Committee in March 2003. The approved roof style or design is an exposed rafter, open beam composition using re-sawn heavy framed timbre. The roof shape is open beam and “barrel” shaped, which is used throughout the commercial center.

4. **Project Evaluation Criteria**

The project is subject to the requirements of Title 19 of the City of Chula Vista Municipal Code (Zoning Ordinance), City of Chula Vista Design Manual and the City of Chula Vista Landscape Manual. The primary criteria for review were the originally approved case file DRC 03-30, site plan and architectural elevations, as well as the Eastlake I SPA, Village Center North Regulations and Design Guidelines.

5. **Project Data**

Assessor's Parcel Number:	595-072-05-00
Current Zoning:	VC-1 (Retail, Planned Community)
General Plan Designation:	Commercial - Retail
Lot Area:	53,486 square-feet
<u>REQUIRED/ALLOWED:</u>	<u>PROPOSED:</u>
Parking: Gas Station/Food Mart Car Wash/Lube Service Total = 37	Standard = 19 Disabled = 1 Total = 20
Setbacks: NA	
Building Height: 45 feet maximum	45 feet

6. **Staff Analysis**

Where applicable design criteria are first presented in italics followed by staff discussion and analysis along with staff recommendations in non-italics. Conditions of approval are presented in the attached Notice of Decision (Attachment 2).

The applicant has explained to staff that the proposed modifications to the two existing shade structures are primarily to enhance the working conditions of the car wash employees by providing shade. Secondly, the enhancements will improve the efficiency and function of the car wash vacuuming and drying area by allowing the automobiles to be hand-dried in the shade. Because the existing open beam trellis structures are open to the sky and sun, automobiles are drying faster than the employees can dry them. As a result the finished cars sometimes “water-spot”.

As a result of committee’s discussion and recommendations at the August 13th preliminary review, the car wash canopies have been only slightly modified from the originally approved canopy design. The proposed design matches the commercial center roof vocabulary, color and finish treatment; resulting in a well integrated component of the overall commercial center complex.

The approved gas station design is located approximately 6 feet below Eastlake Parkway and is screened by the perimeter landscaping at-grade on Eastlake Parkway.

Site Plan and Architecture

Because of the importance of unifying themes and design over an extended development period, the Design Guidelines will be utilized to ensure overall consistency while allowing for necessary flexibility at the site plan level of detail.

The originally approved site design was overall consistent with the Village Marketplace design theme. With this modified proposal, the site plan layout remains compliant with the originally approved site plan by the Committee. The parking lot driveways and parking areas remain as originally approved.

Architectural Theme

The architectural theme for VC-1 (Village Marketplace) is to draw from the ranch heritage of Eastlake, through modern architecture as a contrasting theme, but because this “theme” is not an “architectural style” individual project should provide their own creative solutions.

The original canopy “barrel-shape” roof design has been maintained in this modification. This redesign exhibits a roof architecture that is more interesting and appropriate and consistent with the current roof vocabulary utilized in the overall commercial center.

Building Mass & Form

An important consideration is the form of individual buildings. Buildings should depict a variety of forms to avoid the mundane “big box” look.

The project maintains the original building mass and “curved” roof form already utilized throughout the commercial center.

Building, façade and roof articulation

Heights and setbacks within the same building should be varied, and wall planes should be staggered both horizontally and vertically in order to provide visual relief from monotonous, uninterrupted expanses of wall. (CVDM p. III-9)

The overall site building architecture has incorporated a variety of architectural forms adding interest and aesthetic to the overall project. The site architecture incorporates both linear and curved rooflines.

7. Conclusion

The proposed project is in conformance with the Chula Vista Design Manual, the DRC 03-30, site plan and architectural elevations, as well as the Eastlake I SPA, Village Center North Regulations and Design Guidelines, the City of Chula Vista Landscape Manual and the City Design Manual. Staff recommends approval of the project subject to the conditions noted in the attached draft Notice of Decision (Attachment 2).

Attachments:

1. Locator
2. Notice of Decision
3. Disclosure Statement
4. Minutes from August 13, 2007 meeting
5. Site Plan & Architectural Drawings for project (Site Plan, Elevations)